

Alexander Cleaners

137 Broadway Hillsdale Borough Bergen County

BLOCK: 1102 LOT: 4

Community Relations Coordinator: Karen Kloo (609) 777-1971

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

This site operated as a dry cleaning establishment between 1960 and 1996. It consists of a two story building and a paved parking area. A real estate office currently occupies the property. Sampling by the property owner between 1995 and 1996 revealed the soil and ground water at the site were contaminated with chlorinated volatile organic compounds. The primary contaminant was tetrachloroethylene (also known as perchloroethylene, or PCE), a common dry cleaning solvent. The contaminated soil was found under the basement slab and the parking area, both of which have been identified as locations where solvent drums were stored. The property owner agreed to investigate and clean up the property under a Memorandum of Agreement (MOA) with NJDEP in 1996. The property owner subsequently excavated approximately 135 tons of contaminated soil from beneath the basement slab and parking area and conducted additional investigative work that confirmed PCE product was present in the ground water beneath the building. Testing of the air inside the basement in 1998, more than a year after the contaminated soil was removed from beneath the slab, indicated elevated levels of PCE vapors. The MOA was terminated by NJDEP in 2001 after the property owner did not conduct any additional investigative or cleanup work. In 2001, NJDEP's Remedial Response Element began a Remedial Investigation and Remedial Action Selection (RI/RAS) to delineate the contamination in the soil and ground water at the site and evaluate cleanup alternatives. The Remedial Response Element installed a subsurface vapor mitigation system in the basement of the building in 2002 to reduce PCE vapors in the indoor air to acceptable levels. The soil and ground water sampling phase of the RI/RAS is scheduled to begin in 2003.